

068.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

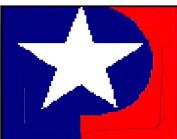
652,400 / 652,400

USE VALUE:

652,400 / 652,400

ASSESSED:

652,400 / 652,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17		GROVE ST PL, ARLINGTON

Legal Description							User Acct
							43401
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18

OWNERSHIP

Unit #:

Owner 1: RONAYNE ARTHUR R & ELEANOR M

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 28 GROVE ST PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RONAYNE ARTHUR R-ELEANOR M -

Owner 2: -

Street 1: 28 GROVE ST PL

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Wood Shingle Exterior and 1327 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4980	Sq. Ft.	Site			0	70.	1.14	11									398,579						398,600	

PREVIOUS ASSESSMENT										Parcel ID	068.0-0002-0016.0		15857!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	253,800	0	4,980.	398,600	652,400		Year end	12/23/2021				
2021	101	FV	246,300	0	4,980.	398,600	644,900		Year End Roll	12/10/2020				
2020	101	FV	246,300	0	4,980.	398,600	644,900	644,900	Year End Roll	12/18/2019				
2019	101	FV	208,100	0	4,980.	398,600	606,700	606,700	Year End Roll	1/3/2019				
2018	101	FV	208,100	0	4,980.	267,600	475,700	475,700	Year End Roll	12/20/2017				
2017	101	FV	208,100	0	4,980.	256,200	464,300	464,300	Year End Roll	1/3/2017				
2016	101	FV	208,100	0	4,980.	233,500	441,600	441,600	Year End	1/4/2016				
2015	101	FV	196,400	0	4,980.	187,900	384,300	384,300	Year End Roll	12/11/2014				

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
RONAYNE ARTHUR				71058-424	5/25/2018	Convenience		10	No					
				9930-570	1/1/1901	Family			No	N				

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	Sign:	VERIFICATION OF VISIT NOT DATA	/	/
2/10/1999		68	Manual	1,000				BEAM REPLACEMENT		10/11/2018		MEAS&NOTICE	BS	Barbara S		
										5/15/2009		Measured	372	PATRIOT		
										1/13/2000		Mailer Sent				
										1/10/2000		Measured	277	PATRIOT		
										1/6/2000		Hearing Chag	189	PATRIOT		
										11/1/1981			CS			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	1	Rating: Average																			
Sty Ht: 2 - 2 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: OLIVE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:	Upper															
Grade: C - Average		CONDOS INFORMATION				Lvl 2															
Year Blt: 1850	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdct:	Fact: .	Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		1	6	3													
Sec Int Wall:	%	Economic:	%	Additions:																	
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood		Override:	%	Baths:																	
Sec Floors:	%	Total:	26.4 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 068.0-0002-0016.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N				Total Yard Items:				Total Special Features:				Total:									